



# The City of Coral Gables

## Historical Resources Department

### CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, January 15, 2015, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	F	M	A	M	J	J	A	S	O	N	D	J	APPOINTED BY:
	14	14	14	14	14	14	14	14	14	14	14	15	
Dorothy Thomson	P	P	-	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	P	P	-	P	P	P	P	E	E	E	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	P	-	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Venny Torre	P	P	-	E	P	P	P	P	P	P	P	P	Commissioner Frank C. Quesada
Tony Newell	P	P	-	P	P	E	P	P	P	P	P	E	Commissioner Vince Lago
Carmen Guerrero	P	P	-	P	P	P	E	P	P	E	E	^	Historic Preservation Board
Robert Parsley*		P	-	P	P	P	P	P	P	P	P	P	City Manager
Dolly MacIntyre	P	P	-	P	P	P	P	P	P	P	P	P	City Commission
Judy Pruitt	P	P	-	P	P	E	P	P	P	P	P	P	City Commission

**LEGEND:** A = Absent; P = Present; E = Excused; \* = New Member; ^ = Resigned Member; - = No Meeting

#### STAFF:

Dona Spain, Historic Preservation Officer  
Kara N. Kautz, Assistant Historic Preservation Officer  
Emily Ahouse, Historic Preservationist  
Yessenia Diaz, Administrative Assistant  
Bridgette Thornton, Deputy City Attorney  
Cathy Swanson-Rivenbark, City Manager

**GUESTS:** Monica Loreda, Lee Schrager, Linda Pollack, Manuel Menendez, Gaston and Lutgarde Artois, Nelson de Leon

**RECORDING AND PREPARATION OF MINUTES:** Nancy C. Morgan, Coral Gables Services, Inc.

The meeting was called to order by Chair Torre at 4:07 p.m. A quorum was present.

#### MINUTES: MEETING OF DECEMBER 11, 2014:

A motion to approve the minutes of the December 11, 2014 meeting was made by Ms. Thomson, seconded by Ms. MacIntyre and unanimously approved by voice vote.

#### DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Mr. Torre read for the record the statement regarding lobbyist registration and disclosure. Board members who had ex parte communication or contact regarding cases being heard were instructed to disclose such communication or contact.

**DEFERRALS:** None.

**PUBLIC SWEARING IN:** Ms. Morgan administered the public swearing in for those testifying during the meeting.

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MEETING ATTENDANCE:

Ms. MacIntyre made a motion, seconded by Ms. Thomson, to excuse the absence of Mr. Newell. The motion was approved by voice vote.

Ms. Rolando arrived at the meeting at 4:10 p.m.

INTRODUCTION OF CITY MANAGER:

Ms. Spain introduced and welcomed City Manager, Cathy Swanson-Rivenbark, who briefly addressed Board members, expressing appreciation for their volunteerism and service to the City of Coral Gables.

RESIGNATION OF BOARD MEMBER:

Ms. Spain reported that Ms. Guerrero resigned on January 15, 2015 from Board service due to travel commitments related to her employment. There followed a discussion about the appointment of a registered architect or a preservation architect.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2014-005 and COA (SP) 2014-020: Consideration of the local historic designation of and an accelerated Certificate of Appropriateness for the property at 239 Sarto Avenue, legally described as the W ½ of Lot 40, and all of Lots 41, 42, 43 and 44, Block 7, Coral Gables Coconut Grove Section Part 1, according to the Plat thereof, as recorded in Plat Book 14, Page 25 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for an addition and alterations to the property.

As the property owner of 239 Sarto Avenue, Mr. Torre recused himself and passed the gavel to Mr. Silva.

As a video presentation was conducted, Ms. Ahouse reviewed the property history and stated that the current owner did not intend to demolish the structure. For the record, she said the building sat on two and a half lots, including two vacant lots. A building site determination was done by the Development Services Department in October 2014, and the two vacant lots were deemed separate building sites. Therefore, staff only designated the lot on which the subject building is situated.

Ms. Ahouse displayed location maps and historic/current photographs as she described the property's history, plans, architectural background, typology and features. She said existing alterations did not detract from the building's historical integrity and added that staff recommended approval of local historic designation.

As the homeowner, Mr. Torre briefly addressed the Board and responded to questions. Hearing no further requests for audience input, Mr. Silva closed the public hearing and called for Board comments.

Ms. MacIntyre made a motion to approve local historic designation for the property located at 239 Sarto Avenue. Ms. Thomson seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Mr. Parsley, Ms. Rolando, Ms. Thomson, Ms. MacIntyre, Mr. Silva. Nays: None.

Regarding the application for design approval for an additional and alterations, Ms. Ahouse briefly reviewed the application, thereafter calling forward Architect Nelson de Leon.

Mr. de Leon described the proposed addition and alterations focused on restoring the house to its original condition. He noted that impact windows were proposed in a design nearly replicating the appearance of the original windows, but also providing necessary protection. At the conclusion of his remarks, he responded to Board questions about various elements of the proposal. Mr. Torre further described details of the proposed windows.

Hearing no additional requests for audience input, Mr. Silva closed the public hearing.

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Ms. MacIntyre made a motion to approve issuance of a Special Certificate of Appropriateness for the design of the addition and alterations, with the condition that a score line be added to the stucco to delineate the addition from the original portion of the residence. Ms. Rolando seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Pruitt, Ms. MacIntyre, Mr. Parsley, Ms. Rolando, Mr. Silva. Nays: None.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-013: An application for the issuance of a Special Certificate of Appropriateness for the property at 641 North Greenway Drive, a contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lots 27 and 28, Block 22, Coral Gables Section "B," according to the Plat thereof as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant requested approval to demolish the existing two-story garage structure with exterior stairs and to build a new garage.

Ms. Spain stated that staff recommended approval of the application even though it involved demolition, and said she would further discuss that aspect of the case after the applicant completed her presentation.

Ms. Loreda explained that the request to demolish the garage was made because the space was narrow, not functional and the exterior stairs to the second floor do not meet Code. She briefly described the proposal for a new garage.

Ms. Spain explained that review of the existing garage revealed a dysfunctional garage space with only an eight-foot opening and an interior narrowness that would prevent opening a car door. She pointed out that building a new garage to replace the original would restore the historic purpose of the original. She concluded that staff recommended approval of demolishing the existing garage and addition and the design for the new garage, as well as approval of issuance of a Special Certificate of Appropriateness.

Ms. Rolando discussed the entry to the second floor of the existing garage, asked if the entry feature (two stucco brackets as decorative detail) would be replicated in the new garage, and asked that the detail be included in the new structure. Mr. Parsley concurred.

General discussion ensued with Ms. Loreda about solutions to the interior courtyard's enclosed space and its connection to the wall. Mr. Artois, applicant homeowner, briefly clarified the purpose of the design.

Mr. Silva called attention to the proposed medallions on the gabled end of the proposed new building, and said the medallions on the new building should differentiate from the existing medallions. Ms. Loreda agreed.

Ms. Rolando made a motion to approve demolition of the existing garage and replacement of the structure with improvements shown in the plans, and with the addition of decorative brackets that do not have to be identical to brackets on the existing garage. Ms. Pruitt seconded the motion.

Roll Call: Ayes: Mr. Parsley, Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Ms. Rolando, Mr. Silva, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2014-019: An application for the issuance of a Special Certificate of Appropriateness for the property at 517 Hardee Road, a contributing resource within the "French Country Village Historic District," legally described as the West ½ of Lot 15 and all of Lots 16, 17 and 18, Block 125, Second Amended Plat of Coral Gables Riviera Section Part 10, according to the Plat thereof as recorded in Plat Book 31, Page 1, of the Public Records of Miami-Dade County, Florida. The applicant requested approval for an addition and alterations to the property.

As Ms. Kautz conducted a visual presentation, she reviewed the survey, photographs and proposal for an addition for a carport and alterations. She said the Board of Architects approved the plans with no comments, and added that no

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variances were requested. Ms. Kautz added that staff recommended approval with two comments, but indicated anticipation that the architect would address both during the meeting.

Mr. de Leon described the property and said the new owner, Mr. Schrager, wanted to incorporate the side yards and actively engage them with the house in a way that would provide more use of those spaces. He then described proposal details, including the owner's desire to add copper gas lanterns in several locations on the house. At the conclusion of the presentation, Mr. de Leon engaged in discussion with Board members as they expressed their comments and suggestions regarding shrinking the driveway, issues with the gates and the proposed wall surrounding the pool. Mr. Torre suggested redesigning the wall with wrought iron to visually open the wall.

Ms. Kautz reviewed staff's comments: 1) The awnings will be treated as a separate Standard Certificate of Appropriateness; 2) The color of the proposed stone pavers and accent banding at the carport are not identified on the drawings (the architect was asked to be prepared with the information for the Board meeting). Mr. de Leon responded that granite cobblestone was considered for the driveway in colors similar to the slate in the house; and a lighter colored coral for the pool deck. To Mr. Silva's question about the imprinted wood, Mr. de Leon said it would be painted a solid color. Other than staff comments, Ms. Kautz reiterated that staff recommended approval.

Mr. Silva made a motion to approve the addition and alterations to the property at 517 Hardee Road conditioned on the applicant reviewing with staff the colors of the stone pavers and accent banding at the carport, and issuing of a Special Certificate of Appropriateness. Ms. Rolando seconded the motion.

Roll Call: Ayes: Ms. Rolando, Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Mr. Parsley, Mr. Silva, Mr. Torre. Nays: None.

OLD BUSINESS:

2622 Country Club Prado: The City Commission approved ad valorem tax relief for the property.

Historic Home Plaques: Regarding plaques for the City's historic homes, Ms. Spain will meet with the City Attorney's office to review the process for having plaques made, and will give a report at the February meeting.

NEW BUSINESS:

Application Photographs: Ms. MacIntyre suggested cutting back on the reproduction of often-redundant photographs for application case packets for purposes of resource preservation, cost containment and efficiency.

Board Member Replacement: Regarding the appointment of a Board member to replace Ms. Guerrero, Ms. Spain asked the City Clerk to reach out to Dade Heritage Trust for possible qualified candidates. Board members suggested contacting the local AIA chapter and the UM School of Architecture as well. Candidate resumes may be submitted to the City Clerk.

Florida Trust Conference: Ms. MacIntyre announced that Florida Trust's annual conference will be held in Miami May 7<sup>th</sup> to 9<sup>th</sup>, and encouraged all Board members to participate, particularly as the City is a Silver Sponsor of the event.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 5:24 p.m.

Respectfully submitted,



Dona M. Spain

Historic Preservation Officer